



City Commission Meeting

ADDENDUM MATERIAL 3

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive
September 2, 2015

Mayor Philip Levine
Vice-Mayor Edward L. Tobin
Commissioner Michael Grieco
Commissioner Joy Malakoff
Commissioner Micky Steinberg
Commissioner Deede Weithorn
Commissioner Jonah Wolfson

City Manager Jimmy L. Morales
City Attorney Raul J. Aguila
City Clerk Rafael E. Granado

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ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

ADDENDUM AGENDA

C4 - Commission Committee Assignments

- C4J Referral To The Next Land Use And Development Committee Meeting - Proposed Amendment To Section 142-306 - Development Regulations In The CD-2 Commercial Medium Intensity District.

(Sponsored by Commissioner Michael Grieco)

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MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

MEMORANDUM

TO: Jimmy Morales, City Manager

FROM: Michael Grieco, Commissioner

DATE: August 31, 2015

SUBJECT: Referral Item for September 2th, 2015 City Commission Meeting

Please place on the September 2th City Commission Meeting Agenda a Referral for Proposed Amendment to Section 142-306 – Development Regulations in the CD-2 Commercial Medium Intensity District to be placed in the next agenda for the Land Use and Development Committee. Attached, please find Draft to be presented to the Committee.

If you have any questions please do not hesitate to contact Danila Bonini at extension 6457.

MG/db

**PROPOSED AMENDMENT TO SECTION 142-306 – DEVELOPMENT REGULATIONS IN THE
CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT**

Sec. 142-306. - Development regulations.

The development regulations in the CD-2 commercial, medium intensity district are as follows:

Maximum Floor Area Ratio	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Apartment Unit Size (Square Feet)	Average Apartment Unit Size (Square Feet)	Maximum Building Height (Feet)	Maximum Number of Stories
1.5	Commercial— None Residential— 7,000	Commercial— None Residential— 50	Commercial— N/A New construction— 550 Rehabilitated buildings—400 Non-elderly and elderly low and moderate income housing: See section 142-1183 Hotel unit: 15%: 300—335 85%: 335+ For contributing hotel structures, located within a local historic district, or a national register district, <u>or an individually designated structure, which</u> are being renovated in accordance with	Commercial— N/A New construction— 800 Rehabilitated buildings—550 Non-elderly and elderly low and moderate income housing: See section 142-1183 Hotel units— N/A	50 (except as provided in section 142-1161). Self-storage warehouse - 40 feet, except that the building height shall be limited to 25 feet within 50 feet from the rear property line for lots abutting an alley; and within 60 feet from a residential district for blocks with no alley	5 (except as provided in section 142-1161) Self-storage warehouse: 4

			<p>the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a minimum of 200 square feet. Additionally, existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square foot minimum unit size is maintained.</p>			
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Notwithstanding the above regulations, the maximum floor area ratio (FAR) for self-storage warehouses shall be 1.5. The floor area ratio provision for mixed use buildings in section 142-307(d)(2) shall not apply to self-storage warehouse development.

(Ord. No. 89-2665, § 6-7(B), eff. 10-1-89; Ord. No. 90-2722, eff. 11-21-90; Ord. No. 94-2949, eff. 10-15-94; Ord. No. 96-3050, § 2, 7-17-96; Ord. No. 97-3097, § 2, 10-8-97; Ord. No. 98-3107, § 1, 1-21-98; Ord. No. 98-3150, § 1, 11-4-98; Ord. No. 2005-3483, § 6, 5-18-05; Ord. No. 2011-3744, § 8, 10-19-11; Ord. No. 2013-3799, § 2, 5-8-13; Ord. No. 2014-3851, § 1, 4-23-14)

